

FOR LEASE

Baltimore City, Maryland

RESTAURANT SPACE: HIGHLANDTOWN MAIN STREET

3323 EASTERN AVENUE | BALTIMORE, MARYLAND, 21224

AVAILABLE

3,000 sf (1st floor) + basement

ZONING

B-2-2 (Business)

TRAFFIC COUNT

19,650 AADT (Eastern Ave)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ New construction restaurant space on Highlandtown Main St
- ▶ Eligible for "Class B" Restaurant Liquor License
- ▶ Excellent visibility at corner of signalized intersection of Eastern Ave and Highland Ave
- ▶ Dense population throughout the Canton, Highlandtown, Patterson Park neighborhoods
- ▶ Located in a Baltimore City Enterprise Tax zone



Henry Deford | Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Mike Gioioso | Vice President

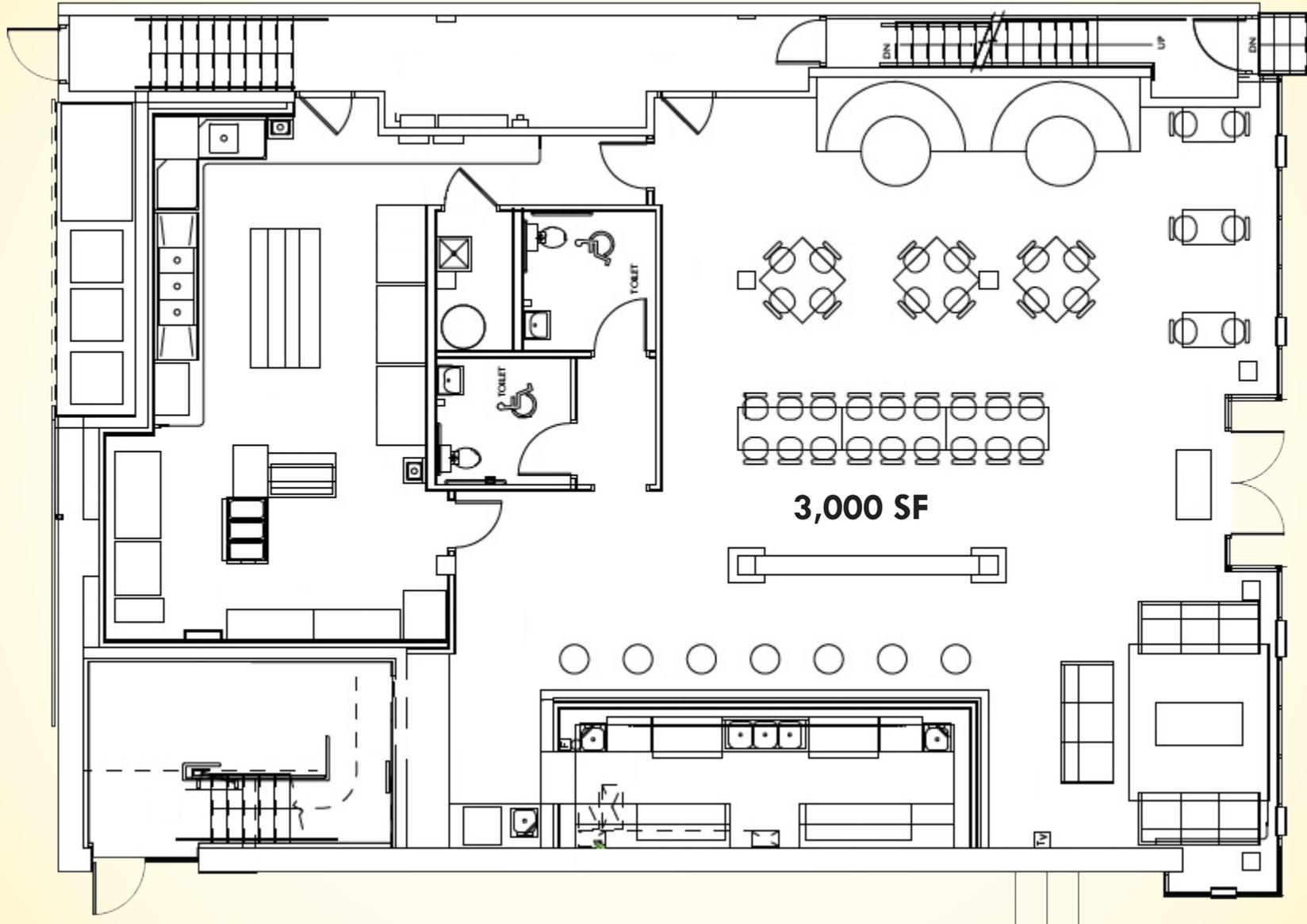
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FOR LEASE

Baltimore City, Maryland

PROPOSED FLOOR PLAN

3323 EASTERN AVENUE | BALTIMORE, MARYLAND, 21224



3,000 SF



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FOR LEASE

Baltimore City, Maryland

BIRDSEYE

3323 EASTERN AVENUE | BALTIMORE, MARYLAND, 21224

DOMINANT LIFESTYLES

1 mile radius



32% Metro Renters



Average HH Size: 1.66
Median Age: 31.8
Median HH Income: \$52,000

13% Laptops and Lattes

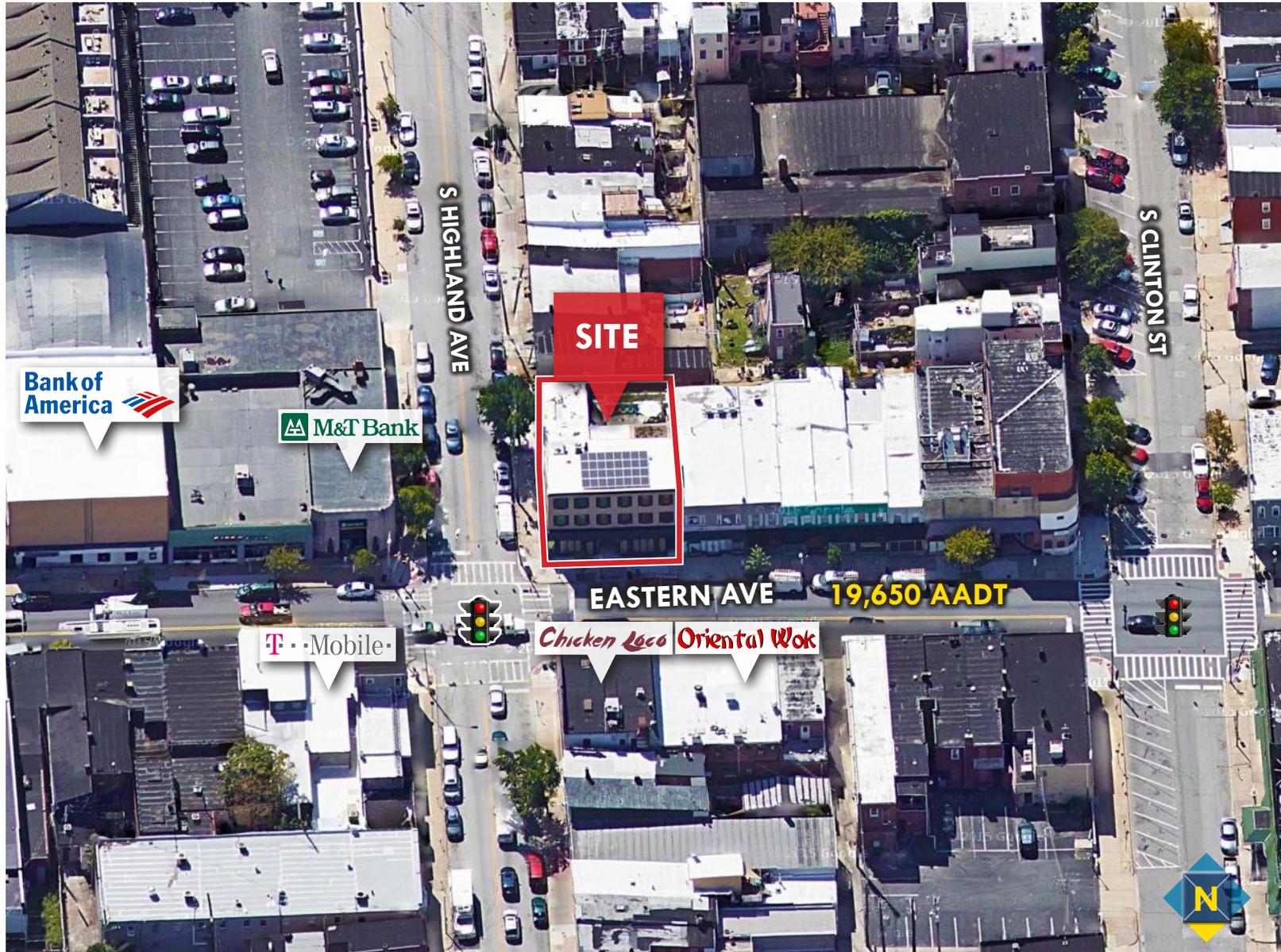


Average HH Size: 1.85
Median Age: 36.9
Median HH Income: \$93,000

11% Emerald City



Average HH Size: 2.05
Median Age: 36.6
Median HH Income: \$52,000



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FOR LEASE

Baltimore City, Maryland

TRADE AREA

3323 EASTERN AVENUE | BALTIMORE, MARYLAND, 21224



FOR LEASE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS

3323 EASTERN AVENUE | BALTIMORE, MARYLAND, 21224

DEMOGRAPHICS

1 mile 2 miles 3 miles



Population

41,574 93,809 196,859



Number of Households

17,157 39,193 81,966



Average Household Income

\$81,050 \$69,507 \$65,026



Daytime Employees

16,624 73,680 192,559

RETAIL EXPENDITURES

1 mile 2 miles 3 miles



Furniture & Home

\$19.8M \$38.7M \$75.7M



Entertainment & Recreation

\$51.4M \$101.2M \$198.0M



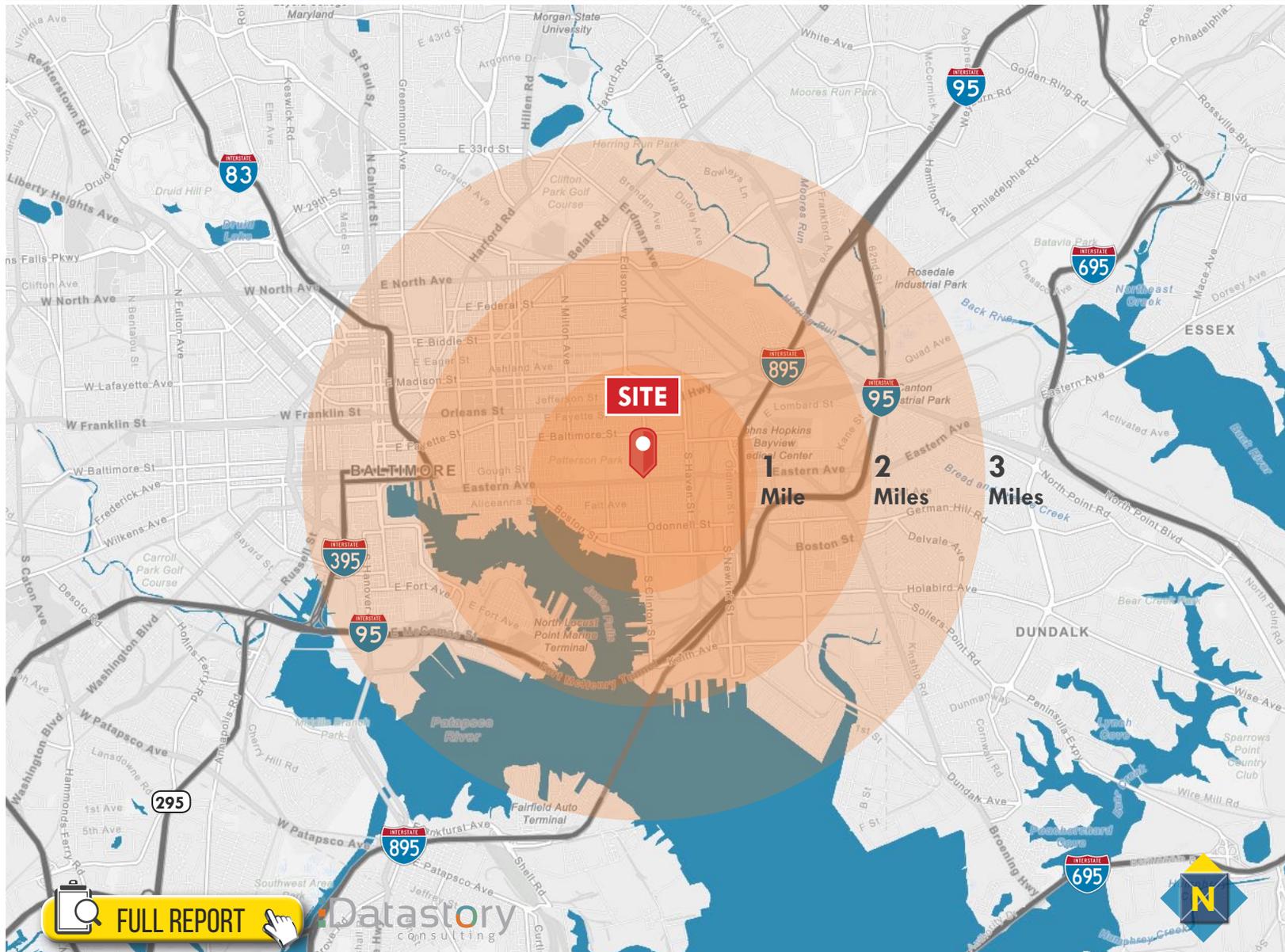
Fashion & Clothing

\$39.4M \$76.4M \$148.0M



Food & Drink

\$59.7M \$115.9M \$225.3M



FULL REPORT

Datastory consulting



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